

TOWN AND COUNTRY PLANNING DEPARTMENT

The 19th December, 1967

No. 6908-VII-BDP-67/5470.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Upregulated Development Act, 1963, the President of India is pleased to publish the Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) at Ganaur, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the Official Gazette, before the expiry of the period specified hereafter.

DRAWING

(1) Drawing No. STP/1287/65, (See page 43).

(2) Drawing No. STP "H"/1376/67 (See page 45).

ANNEXURE A

ANNEXURE B

Explanatory Note on the Development Plan for Controlled Area at Ganaur

(1) *Introductory.*—The Ganaur Mandi Railway Station is situated at a distance of 59 Km. from Delhi on the Ambala-Delhi Railway Line. It is also connected with the G.T. Road by a metalled road link of about 2 miles. On account of facilities such as Rail and Road link, Water and Power, a private entrepreneur was attracted to set up here a major industry called Bharat Steel Tubes. This place is now getting known for the said industry and secondly for its small grain market. A few facilities such as veterinary Hospital, High School, Police Station and one or two offices also exist there. The setting up of this industry has made the adjoining area potential for increased urban activity and also vulnerable to unregulated development. Hence a sizeable area of approximately 990 acres around this Industry was declared as Controlled Area under the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963,—vide notification No. 145-2 CP-65/26037, dated 1st August, 1965, as per existing land use map which forms a part of this Development Plan.

(2) *Existing land use.*—As the existing land use map will show, the Controlled Area is served by a link road from the G.T. Road to the Ganaur Railway Station, which has recently been extended across the railway line to village Khubru by bye-passing the existing grain market. Apart from the buildings shown for distinct uses like existing abadi of the Village, Police Station, Post Offices, Veterinary Hospital, B.D.O. Office and High School (all specimens of piecemeal development), the grain mandi which covers an area of nearly 12 acres, is itself a composition of many intermixed commercial uses such as whole sale market for the agricultural produce and retail market for many uses of the rural population. This is deficient of practically all civic amenities. The same is the case with the existing Abadi which is no better than a village, across the link road end in the area shown cross hatched is situated the Bharat Steel Tubes campus—a modern and well equipped factory. Much of this area is still lying vacant for future expansion. Leaving aside these features, rest of the land is still under agriculture. The area is dotted with number of ponds and traversed by a distributary and a storm water drain.

(3) *Location of major land use.*—Except for the impetus given to this area by the Bharat Steel Tubes Ltd., which may lead to the setting up of a few industrial concerns, allied or ancillary to this factory, it is not intended, in any case, substantially to induce any industry within this area because only 10 miles away, Government according to the recommendations of the Delhi Master Plan, is already setting up a Ring town at Sonapat. therefore, the objective of this Development Plan, is primarily to protect this area from haphazard development and to cater essential amenities and to any ancillary needs. Consequently, a considerable portion of this area has been designated as Rural zone, namely, the land between the G.T. Road and the Rajpura minor the land across the Railway line and the narrow belt on the south of the link road, primarily with a view to protect this road.

(4) In the remaining land, 3 major urban land uses have been designated as under :—

- (i) Industrial use which is primarily an extension of the area under the Bharat Steel Tubes up to Rajpura minor.
- (ii) Residential use which covers the existing abadi and the surrounding area plus pocket of land lying between the mandi and the existing link road.
- (iii) Commercial-cum-residential use which mostly covers the existing mandi area and the existing bazar. This will primarily be a "redevelopment zone".

(5) *Extent of land under various uses.*—In addition to the above-mentioned urban zones, there will be other zones such as land reserved for roads, railways and the rural zone. Allocation for all these zones is as under :—

- (i) Industrial zone (including industrial Housing by employers) ... 363 Acres (including 130 Acres with B.S.T. Ltd.)
- (ii) Residential Zone ... 78 acres

(iii) Commercial-cum-Residential	.. 47 Acres
(iv) Major open spaces (including Higher Secondary School (but excluding minor open spaces)	19 Acres
(v) Existing and proposed roads	.. 41 Acres
(vi) Land under Railway (existing)	.. 32 Acres
(vii) Rural zone (Remaining)	... 410 Acres
Total	990 Acres

(6) *Zoning Regulations and ancillary uses.*—The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They stipulate that all change of land use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector in order to guide the development and enforce proper control. The appendix to zoning regulations elaborately details out allied and ancillary uses necessary for the proper development of the relevant major use.

(7) *Non-Conforming uses.*—Normally an industrial zone does not allow for labour housing within an industrial area. However, in view of the fact the scope of residential development at this place is rather limited and in order to allow big employers to undertake their development on compact basis, a departure has been made and the zoning regulations allow industrial housing within industrial zone on the following conditions :—

- (a) the project of at least 50 tenements is taken under the subsidized industrial housing scheme.
- (b) that the site for industrial housing is kept distinct from the factory site though it may be adjoining.

Similarly 'rural zone' does not mean that mere agricultural uses will be allowed therein. It will be seen that number of uses for promotion of agriculture have been allowed. Clause XIV governs the erection of farm-houses within this area.

ANNEXURE B

ZONING REGULATIONS

Governing use and Development of Land in the Controlled Area, Ganaur as shown in Drawing No. S.T.P. (H) 1376/67.

I. *General.*—(i) These zoning regulations forming part of the Development Plan for the Controlled Area at Ganaur, shall be called Zoning Regulations of the Development Plan for the Controlled Area at Ganaur.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder :—

II. *Definitions.*—In these regulations :—

- (a) "Approved" means approved under the rules;
- (b) "Building Rules" means Rules contained in part VII of the Rules;
- (c) "Drawing" means Drawing No. S.T.P.(H)/1376/67;
- (d) "Floor Area Ratio (FAR)" means the ratio, expressed in percentages, between the total floor area of a building on all floors and the total area of the site ;
- (e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust effluent and any other nuisance to an excessive degree and motivated by Electric Powers and other means except solid fuels ;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta chakies with power, laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc., provided that no solid fuel is used in them ;
- (h) "Material Date" means 18th August, 1965 on which date the land within the controlled area was notified.—*vide* Punjab Government Notification No. 2468, 2TCP-65/26037 dated 18th August, 1965, appearing in the *Punjab Government Gazette* of 17th September, 1965 ;

- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours ;
- (j) "Non-conforming use" in respect of any land or building means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan ;
- (k) "Public Utility Building" means any building required for running of public utility services, such as water-supply, drainage, electricity, Post and Telegraph and Transport and for any Municipal Services including a Fire Station ;
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ;
- (m) "Site Coverage" means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site ;
- (n) The terms "Act", "Colony", "Colonizer", "Development Plan", "Sector" and "Sector Plan", have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and
- (o) Any other term used but not defined herein, shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. *Major land uses/zones.*—For purpose of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and be designated as such :—

- (i) Industrial Zones.
- (ii) Reservations for major roads (Communication Zone).
- (iii) Rural Zone.
- (iv) Residential Zone.
- (v) Residential-cum-Commercial Zone.

IV. *Detailed land uses within major uses.*—Main, ancillary and allied uses, which subject to other requirements of these regulations and of the rules may be permitted in the respective major land use zones, are listed in Appendix A, subjoined to these regulations.

V. *Sectors not ripe for development.*—Notwithstanding the reservation of various sectors for building purposes, the Director may not permit any change in their existing land use or allow construction of buildings thereon, for considerations of compact and economical development of the Controlled Area, till such time as availability of water-supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VI. *Land reservation for major roads.*—Land reservation for major roads indicated on the Development Plan shall be as Sector Plans.

VII. *Industrial non-conforming uses.*—With regard to the existing industries shown in zones other than industrial zone in the development plan, such Industrial non-conforming uses shall be allowed to continue; provided that the owner of the industry concerned—

- (a) Undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of the site, as and when called upon by the Director to do so in this behalf; and
- (b) During the interim period, makes arrangements for the discharge of effluent, to the satisfaction of the Director.

VIII. *Development to conform to sector plan and zoning plan.*—No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan on the approved plan of the colony in which the land is situated.

IX. *Density size and distribution of plots.*—Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

X. *Individual sites to form part of approved layout.*—No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in Regulation VII above ; and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot, to the satisfaction of the Director.

XI. Minimum size of plots for various uses.—(1) The minimum sizes of plots for various types of uses shall be as under :

- | | |
|--|-----------------------|
| (i) Residential plot | .. 125 square yards |
| (ii) Residential plot in subsidized industrial housing or slum clearance or improvement schemes approved by the Government | .. 90 square yards |
| (iii) Shop-cum-residential plot | .. 125 square yards |
| (iv) Shopping booth including covered corridor or pavement in front | .. 20 square yards |
| (v) Local Service Industry plot | .. 250 square yards |
| (vi) Light Industry plot | .. 1,000 square yards |
| (vii) Medium industry plot | .. 2 acres |

(2) The minimum area under a group housing estate shall be one acre.

XII. Site coverage and height of bulk of buildings in various uses.—Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, be subject to architectural control, as may be imposed under the rules.

XIII. Building lines in front side and rear.—(1) In the case of a road where a building line has been shown along it on the drawing, no building other than a compound or boundary wall shall be allowed to project beyond line so prescribed.

(2) Every building shall also conform to the building lines in front of the plot shown on the sector plan or on the layout plan of the approved colony.

(3) Where the building is on a corner plot, the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plots is shown on the sector plan or on the layout of the approved colony, side open space shall be provided as required under the rules.

XIV. Farm Houses.—Farm houses in the rural zone outside the abadi-deh of a village may be allowed where agricultural land attached with such houses is or exceeds 5 acres, on the following conditions :—

(i) plinth area on the following standards shall be allowed : -

- | | |
|-------------------------------|---|
| (i) For the first 5 acres | .. 750 square feet |
| (i) For every additional acre | .. 150 square feet subject to maximum of 1,500 square feet as the plinth area |

(ii) They are constructed single storey and height does not exceed 16 feet.

(iii) There shall be a minimum distance of 50 feet from the edge of the property on all sides provided that where the agricultural lands abut on a road, houses shall be constructed with a minimum set back from the edge of the right of way of the road as under :—

- | | |
|---|-------------|
| (a) where the road connects only two villages | .. 100 feet |
| (b) along roads other than scheduled roads | .. 300 feet |
| (c) along scheduled roads including by passes | .. 500 feet |

XV. Relaxation. Government may in cases of hardship or with a view to save any structures constructed before the material date, relax all or any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

XVI. Industrial housing. Subject to detailed layout plans of the major use as mentioned, Industrial Housing for Industrial labour may also be allowed in the industrial zone on the following conditions : -

- (i) that industrial housing is constructed by an Industrial employer.
- (ii) such estate consists of tenements not less than 50 in number.
- (iii) that the housing is not erected within the site forming the premises of the factory and the site for industrial housing is kept distinct from the factory site though it may adjoin the factory site.

APPENDIX 'A'

(See Regulation IV)

1. INDUSTRIAL ZONE

- | | |
|--|---|
| (i) Light and Medium Industry | } As required for the local needs of the area and as per sites shown on the sector plans and/or on the approved plan of the colony. |
| (ii) Local Service Industry | |
| (iii) Warehousing and storage | |
| (iv) Public utility buildings, community recreative and social buildings, retail shops | |

- (v) Parking, loading and unloading areas.
- (vi) Bus stops, taxi, tonga and rickshaw stands.
- (vii) Petrol filling station and service garages.
- (viii) Major open spaces.
- (ix) Industrial Housing in the case of large scale factories covering more than 10 acres of land under the factory

} As required for the local needs of the area and as per sites shown on the sector plans and/or on the approved plan of the colony.

II. RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Farm houses outside Abadi-Deh subject to restrictions as laid down in Regulations
- (iii) Expansion of existing villages contiguous to Abadi-Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (iv) Milk chilling stations and pasteurization plants.
- (v) Bus and Railway Stations.
- (vi) Airports with necessary buildings.
- (vii) Wireless.
- (viii) Weather stations.
- (ix) Hydro-electric transmission lines and poles.
- (x) Land drainage, irrigation and hydro-electric works.
- (xi) Cremation and burial grounds.
- (xii) Mining and extractive operations including lime and brick-kilns, stone quarries and crushing subject to rules and at approved sites.
- (xiii) Petrol filling stations.
- (xiv) Any other use which Government may in public interest decide.

} At approved sites and with special permission of the Director.

III. RESIDENTIAL ZONE

- (i) Residences.
- (ii) Boarding houses.
- (iii) Social community, religious and recreative buildings.
- (iv) Public utility buildings.
- (v) Educational buildings—all types of schools and where necessary colleges.
- (vi) Health Institutions.
- (vii) Retail shops and restaurants.
- (viii) Commercial & professional offices.
- (ix) Cinemas.
- (x) Local service industries.
- (xi) Petrol filling stations and service garages.
- (xii) Bus stands and Bus stops.
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stands.
- (xiv) Any other need ancillary to residential use.
- (xv) Nurseries, green houses.

} As required for the local need of major use and at site earmarked for them in the sector plan or in the approved layout plans of the colonies.

IV. RESIDENTIAL-CUM-COMMERCIAL ZONE

- (i) All uses allowed within the residential zone.
- (ii) Residences on the first and higher floors.
- (iii) Warehousing and covered storage.
- (iv) Local and Government Offices.
- (v) Loading and unloading yards.
- (vi) Parking spaces.
- (vii) Fish and Fruit and other whole-sale markets.
- (viii) Any other use which Government in the public interest may decide.

S. N. BHANOT,
Director,
Town and Country Planning Haryana,
Chandigarh.

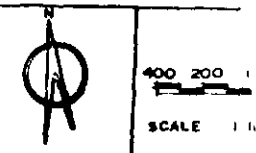
The 1st January, 1968

Ringh Towns Faridabad with effect from the 13th June, 1967 (forenoon) for a period of six months.

No. 6626-IDP-67/84.—Shri Kedar Nath Behal assumed the charge of the post of Landscape Architect,

S. N. BHANOT, Joint Secy,

G A I



LEGEND

RESIDENTIAL

- VILLAGES
- BUILDING STRUCT

INDUSTRIAL

- FACTORIES

COMMUNICATION

- RAILWAY LINE
- METALLED ROADS
- KATCHA ROADS
- FOOT PATHS

PUBLIC UTILITIES

- ELECTRIC LINES
- TELEPHONE LINES

AGRICULTURAL

- GARDENS
- TUBE WELLS AND WELL

MISCELLANEOUS

- RELIGIOUS BUILDINGS AND
- BRICK KILNS
- WATER CHANNELS AND OTH
- BOUNDARY OF VILLAGE
- BOUNDARY OF CONTROL

EXISTING LAND USE CONTROLLED AREA GAN

NOTE:-

THIS DRAWING HAS BEEN PREPARED
ON THE BASIS OF DRG. NO. D.T.P.(A)
RECEIVED FROM THE D.T.P. AM

DEPARTMENT OF TOWN & COUNTRY
PUNJAB CHANDIGARH

DRAWING NO. S.T.P./1287/65

DRAWN BY <i>[Signature]</i> 5.11.65	ASSTT TOWN PLANNER <i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>

DIRECTOR
T. & C. PLANNING

